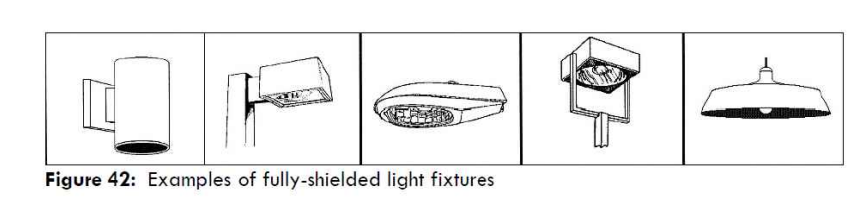


EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / (R.O.W.) LINE
		RECORD INFORMATION
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		LIMITS OF CONSTRUCTION
		TREE TO BE SAVED

Total Site Area	0.813 ac
Total Site Area	35,411 sf
Total Gross Floor Area	534,939 sf
Building Coverage	100
Impervious Cover	35,411 sf
Impervious Cover	100%
F.A.R.	14.82:1
Building Height	446
Building Height	31 stories

ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
3. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
5. HANDRAILS SHALL BE INSTALLED ALONG PEDESTRIAN WALKWAYS WHERE THE WALL DROP OFFS ARE 30" OR GREATER.
6. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.



SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. THE SITE IS COMPOSED OF 6 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AS DOCUMENT NO. SP-2016-0300C.
3. "NO PARKING - FIRE ZONE" SHALL BE INDICATED ALONG ALL CURBS WHERE THERE IS NO HEAD-IN OR PARALLEL PARKING. (SEC. 9.2.0, #9, TRANSPORTATION CRITERIA MANUAL) (TABLE 9-2; TRANSPORTATION CRITERIA MANUAL)
4. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS."
5. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING ARCHITECT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
7. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED.
8. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 860S.
9. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
10. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
11. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
12. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
13. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGES OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL. IN ACCORDANCE WITH SECTION 2.5.2.E PER SECTION 2.5.2.F, ALL NON-CONFORMING LIGHTING MUST BE CHANGED TO CONFORM WITH THIS SECTION BY JANUARY 1, 2015.
14. CBD AND DMU DISTRICTS REQUIRE A BUILDING TO ACHIEVE AT LEAST A ONE STAR RATING UNDER THE GREEN BUILDING PROGRAM. (SEC.25-2.593(B)).
15. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
16. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
17. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
18. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THIS SITE.
19. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOYEES ON SITE [AUSTIN CITY CODE, SEC. 15-6-91].
20. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 8'0" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
21. ALL SITE FURNITURE SHALL BE IN ACCORDANCE WITH GREAT STREETS STANDARDS.
22. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
23. SPOILS ARE TO BE REMOVED FROM THE SITE DAILY. NO CONSTRUCTION MATERIALS WILL BE STORED ON SITE DURING THE ENTIRE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
24. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
25. ALL TRASH RECEPTACLES, AIR CONDITIONING AND HEATING EQUIPMENT, UTILITY METERS, LOADING AREAS, AND EXTERNAL STORAGE SHALL BE SCREENED FROM PUBLIC VIEW PER CITY CODE 25-2.721(G).



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR CITY USE ONLY:

SHEET 06 OF 39	
SITE PLAN APPROVAL Sheet 06 of 39	
FILE NUMBER: SP-2016-0300C	APPLICATION DATE: 08/29/16
APPROVED BY COMMISSION ON: _____	UNDER SECTION 112 OF CHAPTER 25-3 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC): _____	CASE MANAGER: MORGAN HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A): _____	DWPZ: DDZ X
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: CBD	
Rev. 1: _____	Correction 1: _____
Rev. 2: _____	Correction 2: _____
Rev. 3: _____	Correction 3: _____
FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.	

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TBE # F-6324 TBLIS # F-10194230
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REVISION

DATE

NO.

APPROVAL

SITE PLAN

MARRIOTT HOTEL AT CESAR CHAVEZ
304 E. CESAR CHAVEZ STREET

AUSTIN 20 HOTEL, LLC

DRAWN BY: RM, LKB

DESIGNED BY: JAI, NB

QA / OC: NB

PROJECT NO.: 101649-10030

SHEET

06

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